016.0	0007	0002.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	656,300 /	656,300
					USE VALUE:	656,300 /	656,300
					ASSESSED:	656,300 /	656,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
90		MARY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCANLON DYMPNA
Owner 2:	
Owner 3:	
Street 1:	90 MARY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FITZPATRICK THOMAS -
Owner 2:	FITZPATRICK MARGARET -
Street 1:	90 MARY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .112 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1940, having primarily Vinyl Exterior and 1170 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4871.000	203,400		452,900	656,300
Total Card	0.112	203,400		452,900	656,300
Total Parcel	0.112	203,400		452,900	656,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 560.94 | /Parcel: 560.94

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	11846
GIS Ref	
GIS Ref	
Insp Date	05/04/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 016.0-0007-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	203,400	0	4,871.	452,900	656,300		Year end	12/23/2021
2021	101	FV	196,500	0	4,871.	452,900	649,400		Year End Roll	12/10/2020
2020	101	FV	196,500	0	4,871.	452,900	649,400	649,400	Year End Roll	12/18/2019
2019	101	FV	171,900	0	4,871.	481,200	653,100	653,100	Year End Roll	1/3/2019
2018	101	FV	171,900	0	4,871.	351,000	522,900	522,900	Year End Roll	12/20/2017
2017	101	FV	171,900	0	4,871.	305,700	477,600	477,600	Year End Roll	1/3/2017
2016	101	FV	171,900	0	4,871.	260,400	432,300	432,300	Year End	1/4/2016
2015	101	FV	171,100	0	4,871.	254,800	425,900	425,900	Year End Roll	12/11/2014

!1431!

PRINT

Date	Time
12/29/21	19:58:25

LAST REV

Date	Time
09/15/09	10:17:29
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1431

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FITZPATRICK THO	51382-158		6/30/2008		370,000	No	No		
	13745-556		7/1/1979		52,000	No	No		Y

USER DEFINED

Prior Id # 1:	11846
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/1992	265	Manual	2,500					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
5/4/2009	Measured	372	PATRIOT
10/30/2000	Hearing Chag	201	PATRIOT
9/28/1999	Meas/Inspect	267	PATRIOT
8/24/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4871		Sq. Ft.	Site		0	80.	1.16	1									452,906						452,900	

Total AC/HA:	0.11182	Total SF/SM:	4871	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	452,906	Spl Credit		Total:	452,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	cream		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	72250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	249895
Depreciation:	46480
Depreciated Total:	203414

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	4	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

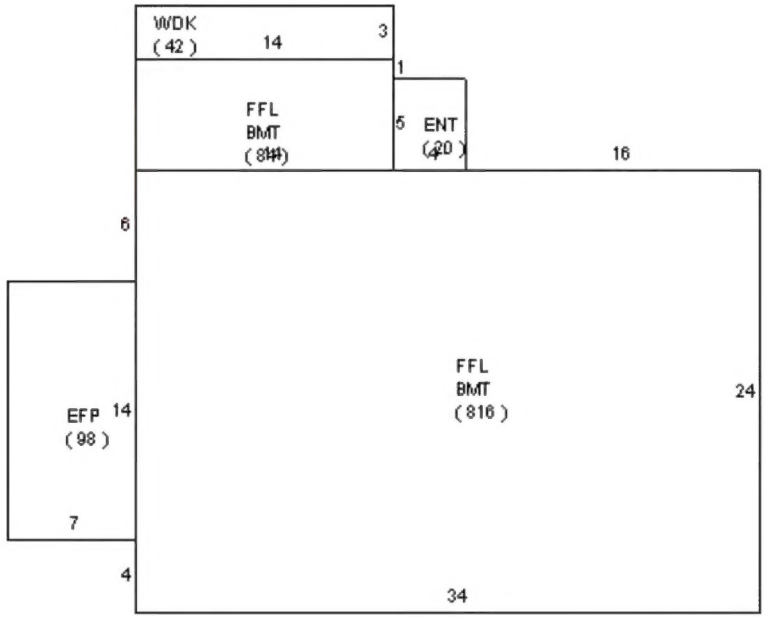
No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	134.99
Special Features:	0	Val/Su Net:	103.78
Final Total:	203400	Val/Su SzAd	226.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	900	55.070	49,567
FFL	First Floor	900	134.990	121,488
EFP	Enclos Porch	98	55.000	5,390
WDK	Deck	42	16.000	672
ENT	ENTRY	20	26.400	528

Net Sketched Area:	1,960			Total:	177,645
Size Ad	900	Gross Area	1960	FinArea	1170

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	30	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

016.0-0007-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc